



**ASHTON GRAY SITE**

North Greenhill Rd

Green Hill High School  
- (2,000 students)

Lebanon Rd: 28,000 VPD

**DOLLAR GENERAL**

**Pelican's**  
SNOBALLS

**7**  
ELEVEN

**S**

**O'Reilly** AUTO PARTS

**Wawa**

**CE**

**RE/MAX**

Take 5 Car Wash  
**TAKE 5**  
CAR WASH

**CrossFit**

**ARMER**  
INSURANCE

**DOLLAR GENERAL**

**Mount Juliet, TN | Medtail Center**  
Mount Juliet, TN



## Summary

- Lease Rate: Call for Pricing
- Building Size: 9,000 SF
- Available For Lease: 9,000 SF
- Completion Date: Q4 2025
- Co-Tenants: TBD
- Parking Count: TBD

## Traffic Counts



## Property Overview

- Medtail opportunity in Nashville suburb of Mount Juliet, boasting double digit growth rates over next 5y.
- Signalized corner allowing for quick access off of Lebanon Rd (28,000 VPD)
- Adjacent to Green Hill High School's \$107 million campus supporting 2,000 students.
- End cap drive thru and shop space available

### 2024 Population

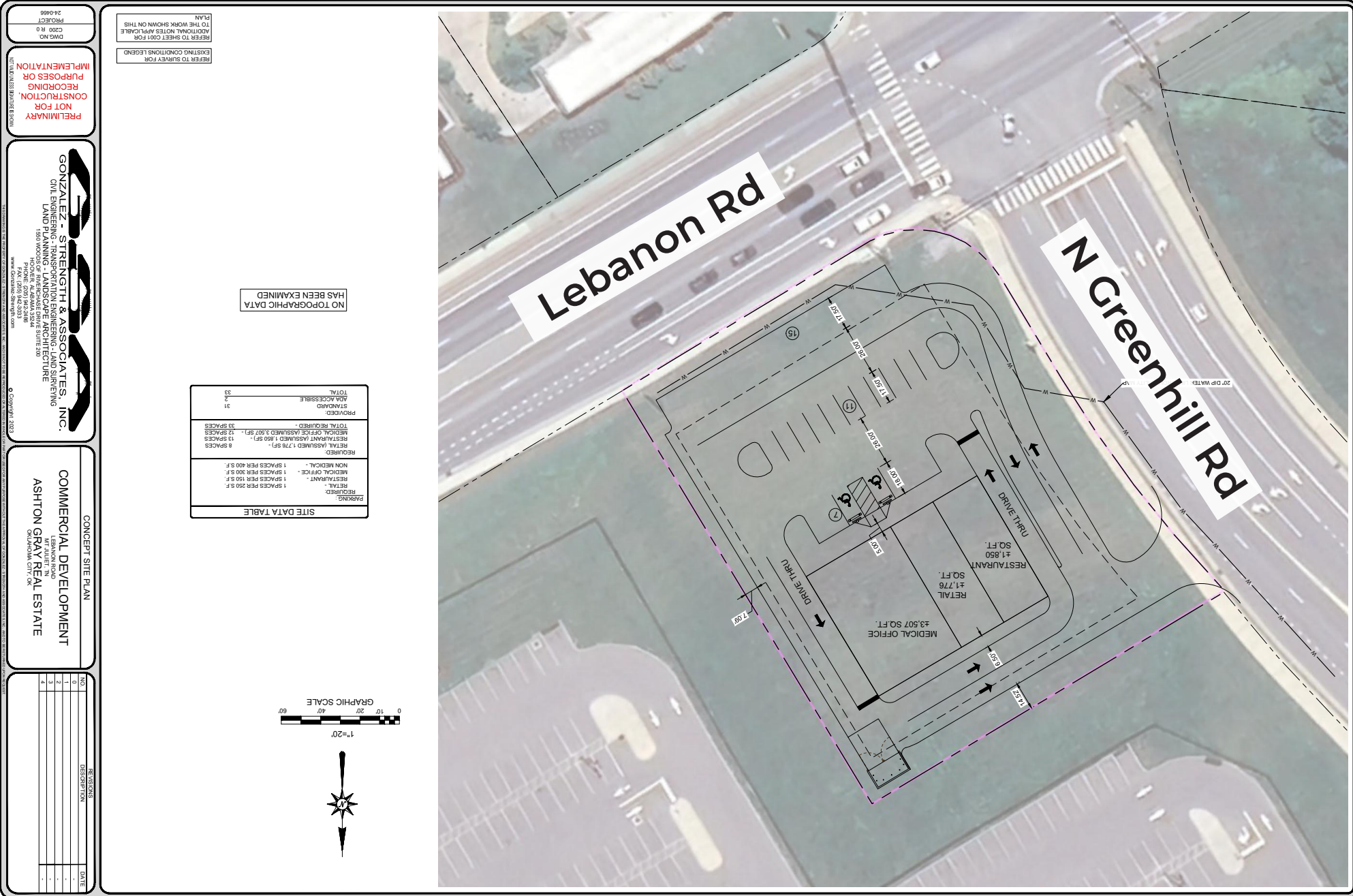
4,626 1 Mile	37,991 3 Mile	88,069 5 Mile
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### 2029 Projected Growth ('24-'29)

17.96% 1 Mile	15.61% 3 Mile	11.39% 5 Mile
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### Avg. Household Income

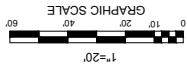
\$106,650 1 Mile	\$115,259 3 Mile	\$110,846 5 Mile
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NO TOPOGRAPHIC DATA HAS BEEN EXAMINED

**SITE DATA TABLE**

RETAIL ASSUMED	1,776 S.F.	8 SPACES
RESTAURANT ASSUMED	1,890 S.F.	13 SPACES
MEDICAL OFFICE ASSUMED	3,507 S.F.	12 SPACES
TOTAL REQUIRED		33 SPACES
PROVIDED		33
STANDARD		31
TOTAL		33



REFER TO SHEET C001 FOR ADDITIONAL NOTES AND LEGIBLE EXISTING CONDITIONS LEGEND. REFER TO SURVEY FOR PLAN.

PRELIMINARY CONSTRUCTION RECORDS NOT FOR IMPLEMENTATION  
DWG NO. C200 R.0  
PROJECT 24-0869

**GONZALEZ, STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING, TRANSPORTATION ENGINEERING, LAND SURVEYING, LAND PLANNING - LANDSCAPE ARCHITECTURE  
1600 WOODBURN RD. REFRIGERATED TRUCK SUITE 200  
PHOENIX, AZ 85024-2248  
WWW.GONZALEZSTRENGTH.COM

CONCEPT SITE PLAN  
**COMMERCIAL DEVELOPMENT**  
LEBANON RD. AT JULIET, TN  
**ASHTON GRAY REAL ESTATE**  
GANDYVILLE, TN

NO.	DESCRIPTION	DATE
1		-
2		-
3		-
4		-



**Jacob Ryan**  
Director Retail Leasing

E: jacobryan@ashtongray.com  
P: +1 (405) 830-4957  
O: +1 (405) 300-4003



**Michael Feighny**  
Associate Retail Leasing

E: michaelfeighny@ashtongray.com  
P: +1 (405) 361-9778  
O: +1 (405) 300-4003



**Jack Geurkink**  
Director Healthcare Leasing and Partnerships

E: jackgeurkink@ashtongray.com  
P: +1 (405) 249-0890  
O: +1 (405) 300-4003

